

IN RE: PETITION FOR VARIANCE
W/S Reisterstown Road, 630'
N of Tollgate Road
4th Election District
3rd Councilmanic District
(10728 Reisterstown Road)

John F. Owings, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-521-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 10728 Reisterstown Road in the Owings Mills area of Baltimore County. The Petition was filed by John F. Owings, Jr., the property owner and Victor Baklayan, the contract purchaser. Variance relief is requested from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a front yard setback in a BL zone of 20 ft. in lieu of the 50 ft. required and from Section 409.6.2 of the B.C.Z.R. for 46 parking spaces in lieu of the 60 spaces required. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case were: John F. Owings, Jr., property owner; Victor Baklayan, the contract purchase; and Richard E. Matz, P.E., the engineer who prepared the site plan. There were no protestants or other interested persons present.

Testimony and evidence presented indicated that the subject property is approximately 3.87 acres in area, split zoned BL, BM & D.R.3.5. The property is an irregularly shaped parcel with frontage on Reisterstown Road in Owings Mills. The front of the property is generally zoned commercially (BL and BM) while the rear is D.R.3.5. The property suffers from significant site

ORDER RECEIVED FOR FILING
Date 8/16/99
BY R. Jameson

constraints; the existence of wetlands located in the rear and center of the property. Presently, the site is vacant, however, the contract purchaser proposes constructing a one-story retail building in the front part of the property. In addition to the building, a parking lot containing 46 spaces will also be constructed. The building will be 12,000 sq. ft. in area.

Mr. Baklayan operates a business known as the "Tennis Shoe Warehouse." As the name suggests, the business sells athletic footwear. The design and construction of the building, as well as the retail use, is consistent with the surrounding locale.

Variance relief is requested to approve a front yard setback of 20 ft. The average setback requires 50 ft. pursuant to Section 303.2 of the B.C.Z.R. The property immediately to the northwest of the site features a 20 ft. setback to an existing building and the property on the other side (southwest) is set back 80 ft. The average is, therefore, 50 ft. and variance relief is necessary. Surely, the setback variance is warranted in this case. The uniqueness of the site is due to the existence of the wetlands in the rear and central portion of the property which significantly limits the developable area. In this regard, Mr. Matz testified that the appropriate setbacks from the wetlands area required by environmental regulations were being maintained.

Variance relief is also requested for the parking lot. In this regard, testimony was offered that 46 spaces were more than sufficient to accommodate the anticipated volume of traffic to the site. The lot will be smaller than required by regulation, again due to the site constraints.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have established that the property is unique and that a practical difficulty would be suffered by the Petitioner should relief be denied. Also, I am

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Date 8/16/99
By R. J. [Signature]

persuaded that variance relief can be granted without detrimental impact to the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 16th day of August, 1999, by this Zoning Commissioner, that the Petitioner's request for variance relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a front yard setback in a BL zone of 20 ft. in lieu of the 50 ft. required and from Section 409.6.2 of the B.C.Z.R. for 46 parking spaces in lieu of the 60 spaces required, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for the building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 8/16/99
By R. Jameson

LES:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 16, 1999

Mr. John F. Owings, Jr.,
P. O. Box 295
Owings Mills, Maryland 21117

Re: Petition for Variance
Case No. 99-521-A
Property: 10728 Reisterstown Road

Dear Mr. Owings:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. Victor Baklayan
408 Ivy Church Road
Lutherville, Maryland 21093

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10728 Reisterstown Road

which is presently zoned BL, BM & DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

303.2 of the BCZR for a front setback in a BL zone of 20 feet in lieu of 50 feet required, and from Sec. 409.6.2 of the BCZR for 46 parking spaces in lieu of 60 required.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Victor Baklayan

Name - Type or Print

[Signature]
Signature

408 Ivy Church Road 410-276-2234

Address Telephone No.

Lutherville, MD 21093

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

[Signature]
Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John F. Owings, Jr.

Name - Type or Print

[Signature]
Signature

Name - Type or Print

Signature

P.O. Box 295 410-833-1187

Address Telephone No.

Owings Mills, MD 21117

City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 Smith Ave. Ste. G 410-653-3838

Address Telephone No.

Baltimore, MD 21209

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 6-23-99

Case No. 99-521-A

ORDER RECEIVED FOR FILING
8/16/99

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

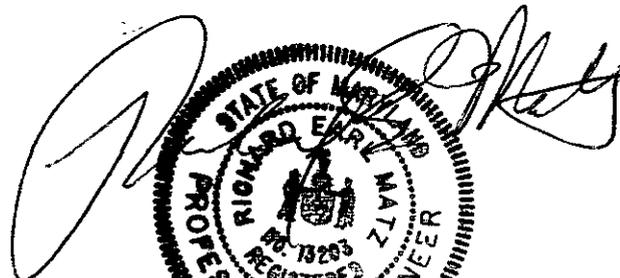
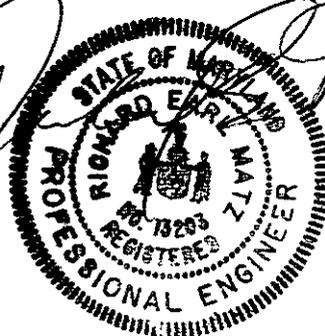


ZONING DESCRIPTION

Beginning at a point on the west side of Reisterstown Road which is 80 feet wide, at the distance of 630 feet from Tollgate Road, which is of varying width. Thence the following courses and distances:

South 47 degrees 04 minutes 03 seconds West 76.01 ft.;
South 51 degrees 58 minutes 12 seconds West 41.89 ft.;
South 51 degrees 58 minutes 12 seconds West 128.49 ft.;
South 18 degrees 35 minutes 53 seconds West 210.85 ft.;
North 65 degrees 24 minutes 37 seconds West 136.77 ft.;
North 44 degrees 56 minutes 21 seconds West 288.15 ft.;
North 45 degrees 56 minutes 56 seconds East 329.34 ft.;
North 45 degrees 56 minutes 56 seconds East 160.00 ft.;
South 44 degrees 03 minutes 03 seconds East 218.46 ft., and
South 42 degrees 55 minutes 32 seconds East 119.54 ft..
To the Place of Beginning.

As recorded in Deeds Liber 12254, Folio 189 and Liber 12254, Folio 201, and containing 3.8727 acres. Also known as 10728 Reisterstown Road and located in the 4th Election District.



6/23/99

99-521-A

99-521-A

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

99-521-A
 No. 069900

DATE: 6-23-99 ACCOUNT: R.001.6150

AMOUNT \$ 250 ac.

RECEIVED FROM: COLBERT WITZ KESSENFELT

FOR: COMM. UAR 250 ac
 CAPITAL 250 ac

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

SDF

PAID RECEIPT

DATE: 6/24/99 TIME: 11:30 AM
 CHECK NO: 528
 RECEIPT # 108462
 CR NO. 069900

RECEIVED BY: THE
 CASHIER NOTE REC DEPT
 528 ZONING VERIFICATION
 BALTIMORE COUNTY, MARYLAND

99-521-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #99-521-A
10728 Reisterstown Road
W/S Reisterstown Road, 630'
N of Tollgate Road
4th Election District
3rd Councilmanic District
Legal Owner(s):
John F. Owings, Jr.
Contract Purchaser:
Victor Baklayan

Variance: to permit a front setback of 20 feet in lieu of the 50 feet required and to permit 46 parking spaces in lieu of the 60 required.

Hearing: Thursday, August 5, 1999 at 9:00 a.m. in Room 106, County Office Bldg., 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2): For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/6/90 July 20 C326984

TOWSON, MD., 7/22/ 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/20/ 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RF Case No 99-521-A

Permitter/Developer OWINGS, ETAL
c/o R. MATZ, P.E.

Date of Hearing (Closing) AUG. 5, 1999

Deputy Clerk
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Fowler, MD 21028

Attention: Ms. Geraldine Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #10728 REISTERSTOWN RD.

The sign(s) were posted on 7/21/99
(Month, Day, Year)

Sincerely,

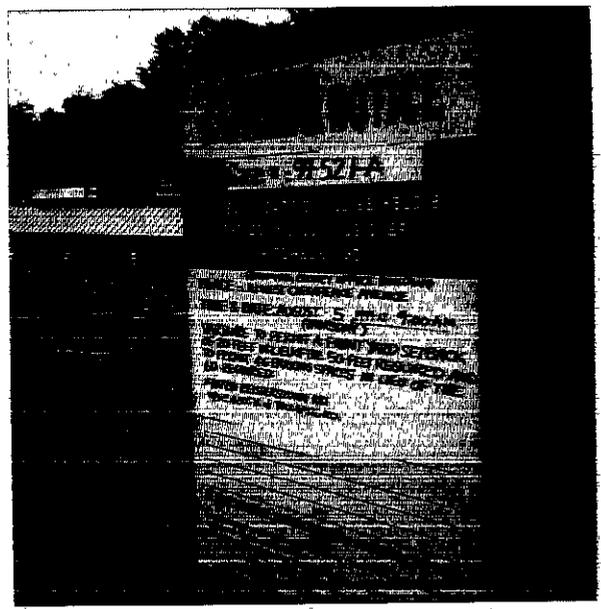
Patrick M. O'Keefe 7/26/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



99-521-A
10728- REISTER RD

OWINGS

8/5/99

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-521-A.
Petitioner: VICTOR BAKLAYAN
Address or Location: 10728 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: VICTOR BAKLAYAN
Address: 408 IVY CHURCH ROAD.
LUTHERVILLE, MD 21093
Telephone Number: 410-276-2234.

Revised 2/20/98 - SCJ

99-521-A

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 20, 1999 Issue – Jeffersonian

Please forward billing to:
Victor Baklayan
408 Ivy Church Road
Lutherville, MD 21093

410-276-2234

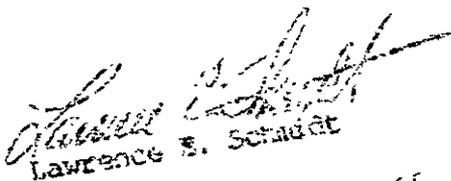
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CASE NUMBER: 99-521-A
10728 Reisterstown Road
W/S Reisterstown Road, 630' N of Tollgate Road
4th Election District – 3rd Councilmanic District
Legal Owner: John F. Owings; Jr.
Contract Purchaser: Victor Baklayan

Variance to permit a front setback of 20 feet in lieu of the 50 feet required and to permit 46 parking spaces in lieu of the 60 required.

HEARING: Thursday, August 5, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Lawrence E. Schmidt

SCS

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 12, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-521-A
10728 Reisterstown Road
W/S Reisterstown Road, 630' N of Tollgate Road
4th Election District – 3rd Councilmanic District
Legal Owner: John F. Owings, Jr.
Contract Purchaser: Victor Baklayan

Variance to permit a front setback of 20 feet in lieu of the 50 feet required and to permit 46 parking spaces in lieu of the 60 required.

HEARING: Thursday, August 5, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: John F. Owings, Jr.
Victor Baklayan
Colbert, Matz, Rosenfelt, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 21, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 30, 1999

John F. Owings, Jr.
PO Box 295
Owings Mills, MD 21117

Dear Mr. Owings:

RE: Case Number 99-521-A, 10728 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 23, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on the case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr. SCJ
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

C: Victor Baklavan
Colbert, Matz, Rosenfelt, Inc.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 13, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 12, 1999
Item Nos. 501, 502, 503, 504, 505,
507, 508, 509, 510, 511, 512, 513,
514, 516, 518, 519, 520, 521, 522,
523, 524,

and

Case Number 99-477-SPHA
Windsor Commons

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

LED 8/5/99



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 10, 1999

Arnold Tolson, Director
Office: Administration and Development Management
Baltimore County Office Building
Towson, MD 21284
MAIL RT 5-1100

RE: Pr owner owner: SEE ITEM NUMBERS BELOW

Location: DISTRIBUTION MEETING OF JULY 5, 1999

Item No.: 506, 509, 517, 521 AND 522 Zoning Agenda:

Gentlemen:

Response to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be presented or incorporated into the final plans for the property.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT J. SAUERWALD
Fire Marshal Office, PHONE 887-4561, MS-1104F

cc: File



AK
SK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 12, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 507, 510, 511, 512, 513, 515, 518, 521, 522, and 523

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE
10728 Reisterstown Road, W/S Reisterstown Rd,
630' N of Tollgate Rd
4th Election District, 3rd Councilmanic

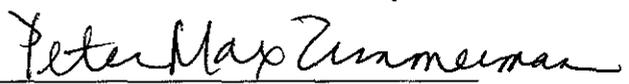
Legal Owner: John F. Owings, Jr.
Contract Purchaser: Victor Baklayan
Petitioner(s)

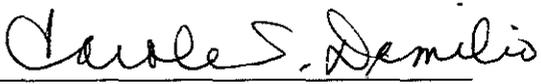
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 99-521-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

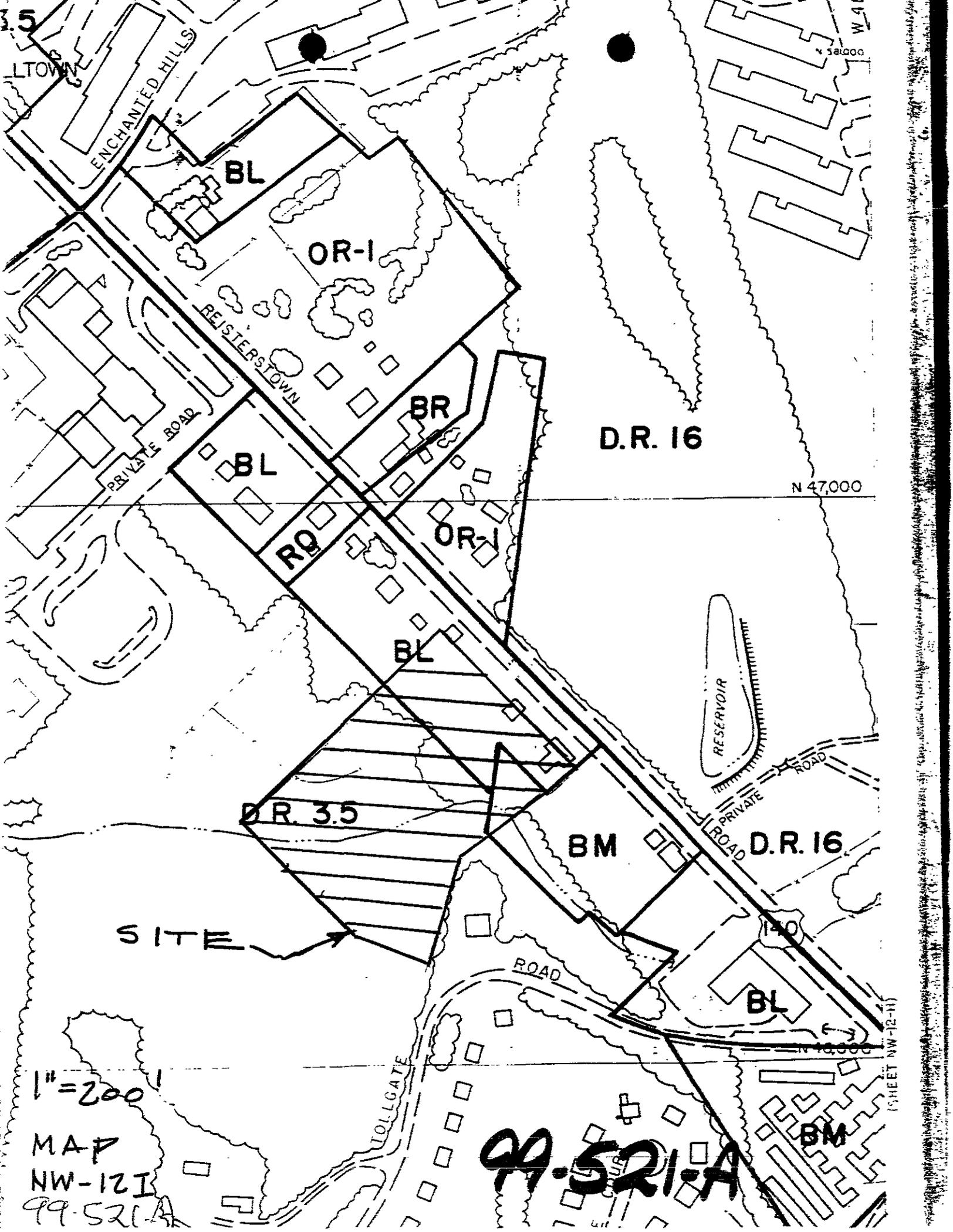

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of July, 1999 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.


PETER MAX ZIMMERMAN



35
LTON

W 49,000

ENCHANTED HILLS

BL

OR-I

REGISTERSTOWN

BR

D.R. 16

PRIVATE ROAD

BL

N 47,000

RP

OR-I

BL

RESERVOIR

D.R. 3.5

PRIVATE ROAD

BM

D.R. 16

SITE

ROAD

BL

1" = 200'

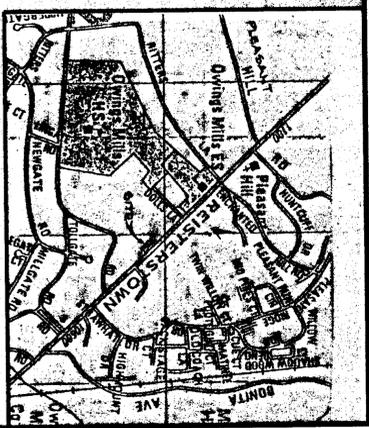
MAP
NW-12I
99-521-A

TOLLGATE

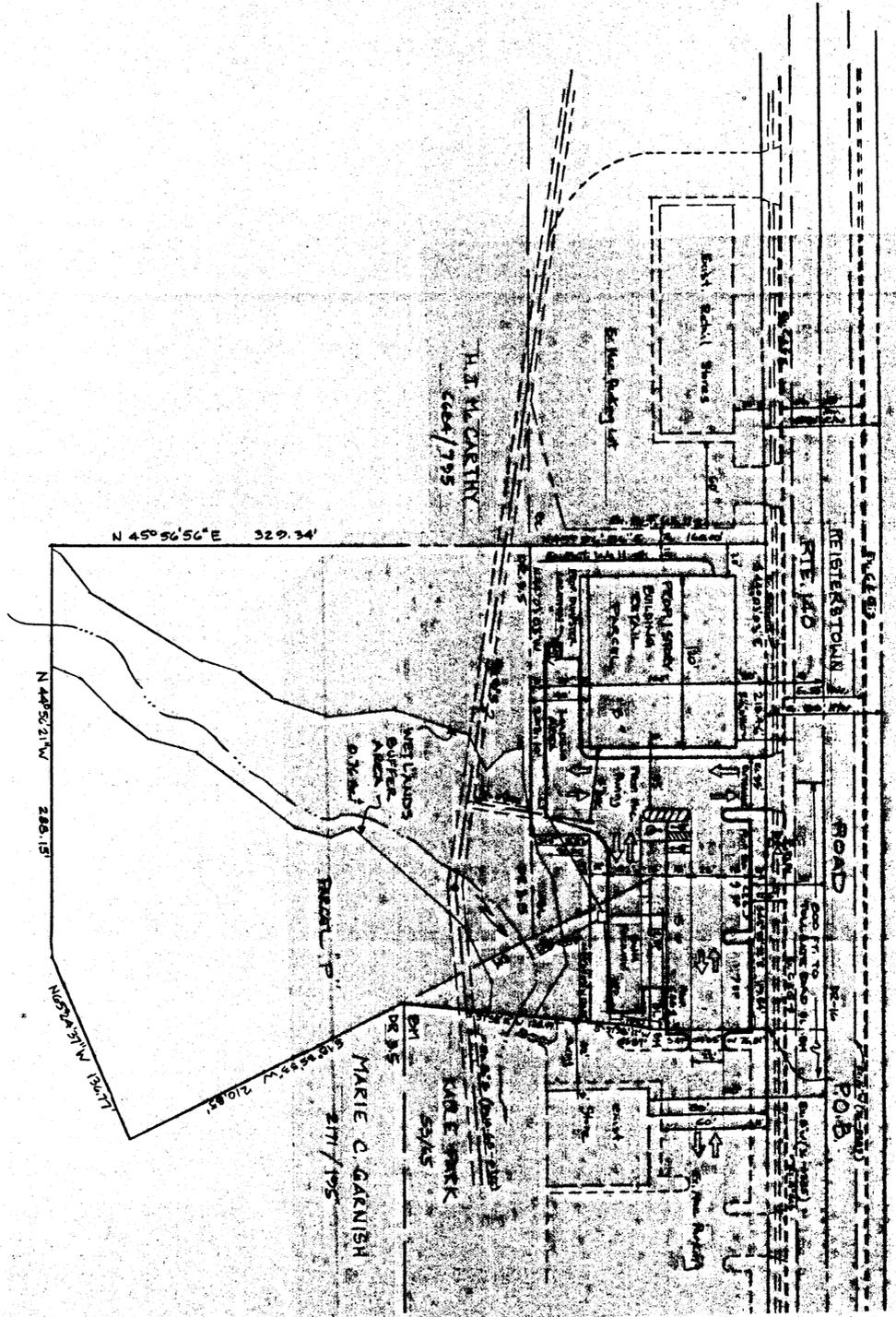
99-521-A

BM

(SHEET NW-12-I)



VICINITY MAP
SCALE: 1"=100'



- ZONING NOTES**
- District: **CSA**
John F. O'Connor, Jr.
P.O. Box 205
Dover Mills, Md. 21117
 - Proposed: **CSA**
200 by 200 ft. lot
Minimum: 400 sq. ft.
 - RD & CD 3**
For Reference No. - 250002174, 250002191
Final Reference - 2254/118, 2254/201
Site Map - 1/17/77, No. 749 B, 2000 14, Parcel's 717, 896
Zoning - R-1, 2nd 2nd-45, Zoning Map N.W. 121
 - On July 14, 1968, the ZDC conclusively approved a modification to the approved site plan, subject to a zoning hearing.
 - There is no zoning height restriction.
 - Existing Use - **Industrial**
Proposed Use - **Small Store**, 12,000 sq. ft.
 - City-Block Parking Calculations:
Requirement: 12,000 sq. ft. @ 5 spaces/1,000 sq. ft. = 60 spaces
Proposed: 48 spaces
 - A Variance is being requested from Spec. Ord. 5.2 for 48 parking spaces in lieu of 60 spaces required.
 - Substance - (R-1 Zone) **Exempted**
Front: 20 ft.
Side: 0 ft.
Rear: 20 ft.
 - A Variance is being requested from Spec. Ord. 5.2 for a 30-foot front setback in lieu of 40 feet required.
 - There are no previous commercial permits on file for the property.
 - Floor Area Ratio (FAR) (see note 6)
Proposed Building: 12,000 sq. ft.
Proposed FAR: 0.25

Pl No 1

PLAN TO ACCOMPANY VARIANCE HEARING
10728 REISTERSTOWN ROAD
4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JUNE 22, 1999

Colbert Mitz Rosenfelt, Inc.
Engineers & Planners
2835 SALTH AVENUE, SUITE G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

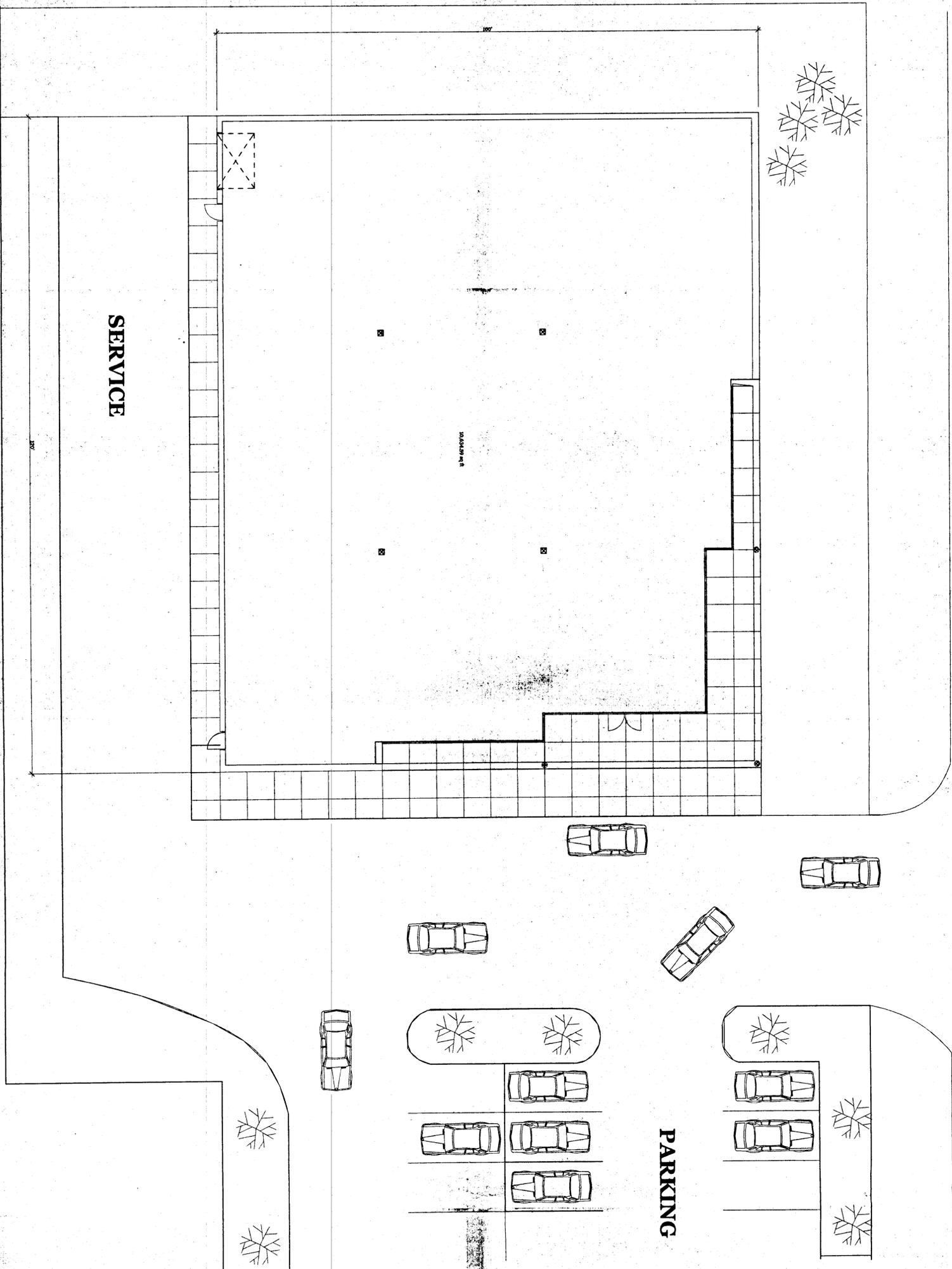


09-521-A

199-521-0

4997

REISTERSTOWN ROAD



FLOOR PLAN

1/8" = 1'-0"

Copyright 1998
 Dalebo & Associates, LLC is a registered professional architectural firm in the State of Maryland. The drawings, specifications, and other documents prepared by Dalebo & Associates, LLC are the property of Dalebo & Associates, LLC. All rights reserved. No part of these drawings, specifications, or other documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dalebo & Associates, LLC.

REVISIONS	DATE	DESCRIPTION

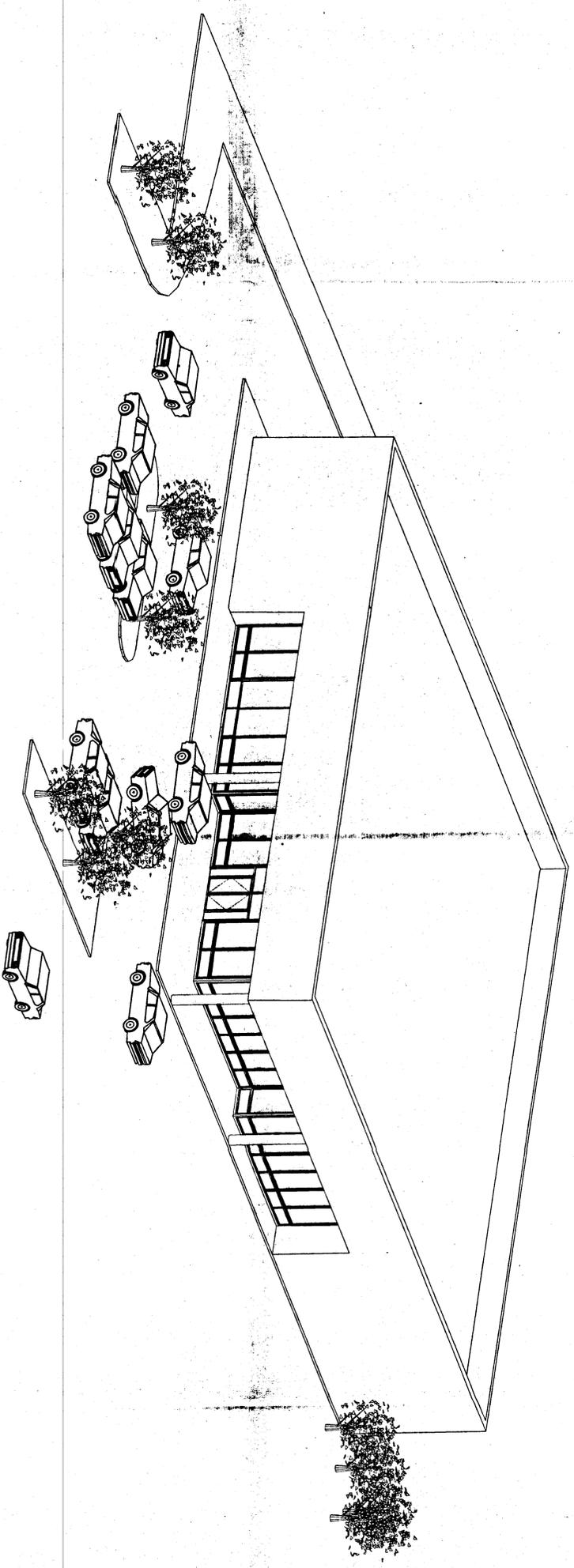
PRINTS RELEASED FOR:
 PROPOSAL ONLY PERMIT
 REVIEW BIDDING
 APPROVAL CONSTRUCTION

DALEBO & ASSOCIATES, LLC
 ARCHITECTS
 PLANNERS
 180 NORTH GUMMERS STREET, SUITE 100, BALTIMORE, MD 21201
 (410) 751-7944 FAX (410) 751-4299 E-MAIL DALEBO@DALEBO.COM

TENNIS SHOE WAREHOUSE

FLOOR PLAN

PROJECT NAME	DATE DRAWN
DATE	DATE REVISION



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REVISIONS	DATE	DESCRIPTION

PRINTS RELEASED FOR:
 S. REVISION ONLY
 D. APPROVAL
 D. CONSTRUCTION

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TENNIS SHOE WAREHOUSE

Building Perspective

SUBJECT	DATE	DATE	DATE